

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 51 | | EPPING ST, ARLINGTON |

OWNERSHIP

| | | | | |
|-----------|----------------|--------|--|------------|
| Owner 1: | HUANG HAILIANG | | | |
| Owner 2: | HSU YEA-JEAN | | | |
| Owner 3: | | | | |
| Street 1: | 51 EPPING ST | | | |
| Street 2: | | | | |
| Twn/City: | ARLINGTON | | | |
| St/Prov: | MA | Cntry: | | Own Occ: Y |
| Postal: | 02474 | Type: | | |

PREVIOUS OWNER

| | | | |
|-----------|---------------------------|--------|--|
| Owner 1: | LOMBARDI MICHAEL MARTIN - | | |
| Owner 2: | LOMBARDI DIANA CRISTINA - | | |
| Street 1: | 51 EPPING ST | | |
| Twn/City: | ARLINGTON | | |
| St/Prov: | MA | Cntry: | |
| Postal: | 02474 | | |

NARRATIVE DESCRIPTION

This parcel contains 10,500 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2016, having primarily Copm. Clap Exterior and 3301 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 2 HalfBaths, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |
| | | | |
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

[illegible]

| | | | | | | | | | | | | | |
|--------------|---------|--------------|-------|-------------|-----|------------|----------------|-----------|--------|---------|------------|--------|---------|
| Total AC/HA: | 0.24105 | Total SF/SM: | 10500 | Parcel LUC: | 101 | One Family | Prime NB Desc: | ARLINGTON | Total: | 514,500 | Spl Credit | Total: | 514,500 |
|--------------|---------|--------------|-------|-------------|-----|------------|----------------|-----------|--------|---------|------------|--------|---------|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | User Acct |
|--------------|-----------------|--------------------------------|------------|------------|-------------|-------------------|-----------|
| 101 | 10500.000 | 765,500 | | 514,500 | 1,280,000 | | 59901 |
| | | | | | | | GIS Ref |
| | | | | | | | |
| | | | | | | | GIS Ref |
| Total Card | 0.241 | 765,500 | | 514,500 | 1,280,000 | Entered Lot Size | |
| Total Parcel | 0.241 | 765,500 | | 514,500 | 1,280,000 | Total Land: | |
| Source: | Market Adj Cost | Total Value per SQ unit /Card: | 387.80 | /Parcel: | 387.8 | Land Unit Type: | Insp Date |
| | | | | | | | 05/12/16 |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date | | |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|----------|----------|
| 2020 | 101 | FV | 765,800 | 0 | 10,500. | 514,500 | 1,280,300 | 1,280,300 | Year End Roll | 12/18/2019 | PRINT | |
| 2019 | 101 | FV | 583,600 | 0 | 10,500. | 521,900 | 1,105,500 | 1,105,500 | Year End Roll | 1/3/2019 | | Date |
| 2018 | 101 | FV | 588,700 | 0 | 10,500. | 389,600 | 978,300 | 978,300 | Year End Roll | 12/20/2017 | 12/10/20 | 22:10:24 |
| 2017 | 101 | FV | 139,800 | 0 | 10,500. | 352,800 | 492,600 | 492,600 | Year End Roll | 1/3/2017 | | |
| 2016 | 101 | FV | 158,300 | 0 | 10,500. | 338,100 | 496,400 | 496,400 | Year End | 1/4/2016 | LAST REV | |
| 2015 | 101 | FV | 160,700 | 0 | 10,500. | 286,700 | 447,400 | 447,400 | Year End Roll | 12/11/2014 | Date | Time |
| 2014 | 101 | FV | 160,700 | 0 | 10,500. | 272,000 | 432,700 | 432,700 | Year End Roll | 12/16/2013 | 12/12/18 | 10:35:06 |
| 2013 | 101 | FV | 160,700 | 0 | 10,500. | 258,700 | 419,400 | 419,400 | | 12/13/2012 | danam | |

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

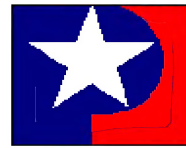
| Date | Result | By | Name |
|-----------|--------------|-----|---------|
| 2/14/2018 | SQ Returned | EMK | Ellen K |
| 5/12/2016 | Permit Visit | PT | Paul T |
| 5/12/2016 | Measured | PT | Paul T |
| 6/4/2015 | Info Fm Prmt | PC | PHIL C |
| 3/25/2009 | Meas/Inspect | 197 | PATRIOT |
| 4/4/2000 | Inspected | 264 | PATRIOT |
| 1/26/2000 | Measured | 263 | PATRIOT |
| 2/1/1991 | | PM | Peter M |
| | | | |

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

Sign: VERIFICATION OF VISIT NOT DATA __/__/__



Patriot
Properties Inc.

USER DEFINED

| | |
|----------------|-------|
| Prior Id # 1: | 59901 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |
| | |
| | |

PRINT

| Date | Time |
|----------|----------|
| 12/10/20 | 22:10:24 |

LAST REV

| Date | Time |
|----------|----------|
| 12/12/18 | 10:35:06 |

| |
|-------|
| danam |
| 7548 |

!7548!

